

## Property Location

Legion Road is in a very convenient location, being just a short 10 minute walk into Yeovil town centre with its many amenities, as well as to Yeovil District Hospital.

A bus route runs along the adjacent Preston Road whilst there are local shops a stone's throw away.

### 20 Legion Road, Yeovil, BA21 3AX

Approximate Gross Internal Area  
64.7 sq m / 696 sq ft

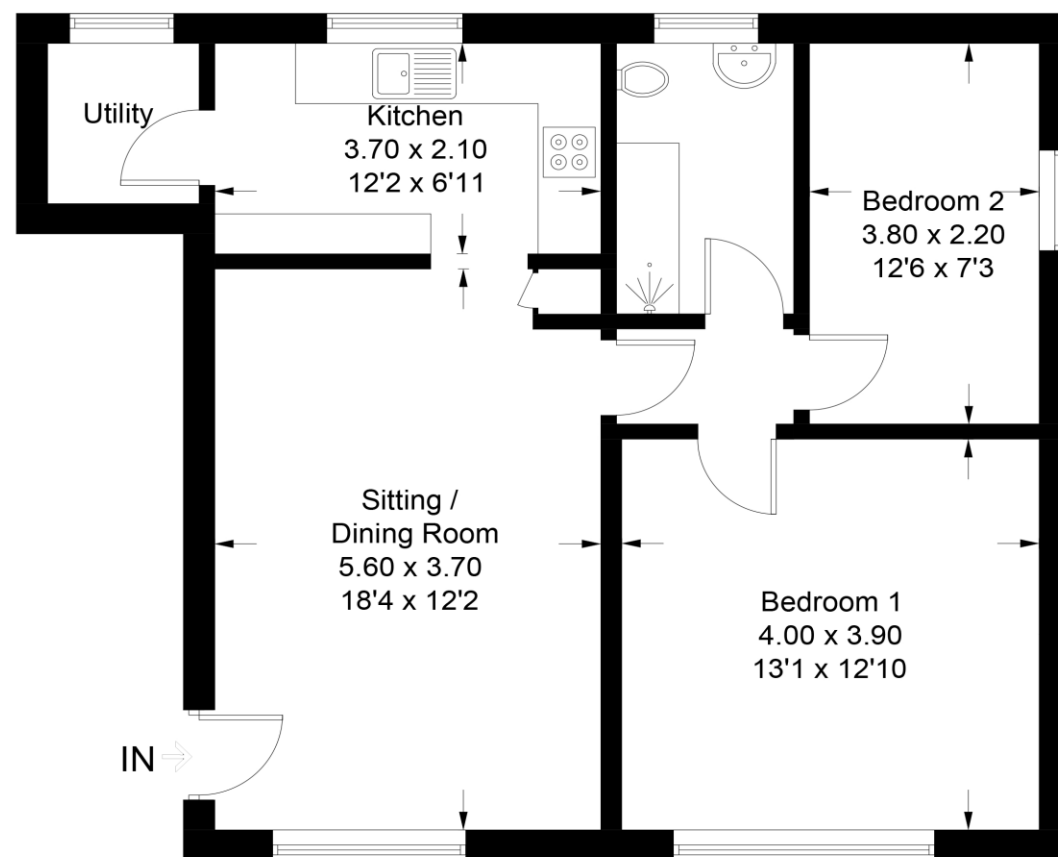


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201937)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Legion Road, Yeovil

Asking Price Of £125,000

20 Legion Road  
Yeovil  
BA21 3AX

### Key features:

- Lease to be Extended Prior to Sale
- Spacious and Bright Apartment
- Off-Road Parking Available
- Close to Town Centre and Hospital
- Close to Local Shops
- Immaculate Presentation
- Two Double Bedrooms
- Buy To Let Potential - £900pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



## Why you'll like it

Incredibly spacious and bright owing to the large double glazed windows in every room, this first-floor apartment is most attractive. With immaculate presentation and modern fixtures and fittings throughout. A great first home or buy to let investment.

**COMMUNAL ENTRANCE** The ground floor entranceway is clean and well-maintained with stairs rising to the first floor landing. Front door to the apartment opening into the main reception room.

**SITTING/DINING ROOM** 18' 4" x 12' 1" (5.6m x 3.7m) Reception room with plenty of space for both seating and dining areas. Large double glazed window to the front. Doors leading to the rear hallway and kitchen. Neutral decor and dark grey carpet. Electric storage heater. Useful storage cupboard, also housing the hot water immersion tank.

**KITCHEN** 12' 1" x 6' 10" (3.7m x 2.1m) Modern and attractive kitchen with large double glazed window to the rear. The adjoining utility room provides useful additional space. The kitchen has a range of fitted wood-effect units with a mottled grey work-top.

Integrated electric oven, hob and extractor fan with space for a fridge-freezer. Grey tile-effect vinyl flooring, neutral wall tiles and decor. Electric storage heater.

**UTILITY ROOM** Useful additional space from the kitchen with plumbing and appliance space for washing machine and tumble dryer plus coat / shoe storage etc. Double glazed window to the rear.

**REAR HALL** From the sitting room a door leads into a small rear hall with further doors leading to the two bedrooms and bathroom. Neutral decor and dark grey carpet.

**BEDROOM ONE** 13' 1" x 12' 9" (4m x 3.9m) Large double bedroom with double glazed window to the front. Neutral decor and dark grey carpet. Electric storage heater.

**BEDROOM TWO** Double bedroom with double glazed window to the rear. Neutral decor and dark grey carpet. Electric storage heater.

**BATHROOM** Family bathroom with white suite of bath with electric shower above, pedestal basin and toilet. Oak-effect vinyl flooring and white wall tiles with blue feature tiles. Double glazed window to the rear. Electric heated towel rail.

**OUTSIDE** Surrounding the apartments is well-kept communal lawn areas. There is a small carpark to the front of the block which is unallocated, but is available on a 'first come, first serve' basis.

